

White Mountain Estates Specific Plan and Environmental Impact Report

Part I: Specific Plan

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WHITE MOUNTAIN ESTATES SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT

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COPY OF ADOPTING RESOLUTION

To be added after Specific Plan adoption.

SUMMARY - WHITE MOUNTAIN ESTATES SPECIFIC PLAN

PROJECT OBJECTIVE

The overall objective of the proposed project is to increase the amount of single-family housing in the Chalfant Valley in a manner that minimizes impacts to surrounding public lands. Specific project objectives include:

- Increasing residential development opportunities in order to support additional services, such as fire protection, water supply, and schools, and to support an increase in the population.
- Maintaining open space areas and uses on the project site.

The project applicant intends to provide a total of forty-six (46) single-family residential lots; thirty-nine (39) single-family residential lots on the flatter western portion of the site and six (6) single-family residential lots on the steeper eastern portion of the site along with a remainder parcel that allows one single-family residence.

PROJECT COMPONENTS

The White Mountain Estates Specific Plan includes the following components:

1. Subdivision of a total of 70.38 acres (APNs 26-240-09 and 26-240-10) into forty-five (45) single-family residential lots (overall project density of 1.5 acres per dwelling unit), one utility lot (0.78 acres) for water and propane tanks, three lots for open space uses (1.46 acres, 3.81 acres, and 9.08 acres), and a remainder parcel (19.23 acres) that allows one single-family residence. Tract Map Application 37-46 addresses the subdivision of the property.
2. Designation of the project site as Specific Plan (SP). Within the Specific Plan, planned land uses include Single Family Residential with a ½ acre minimum lot size (SFR-½), Open Space (OS), Utility (U), and Specific Plan/Single Family Residential (SP/SFR). An application for a General Plan Amendment (GPA 06-01) addresses the redesignation of the parcels from Rural Mobile Home (RMH) to the Specific Plan land use designations.
3. Development of required infrastructure on-site, including paved two-lane roads, pedestrian paths, a domestic and fire protection water system (wells, water distribution and storage system, fire hydrants), a propane tank area and underground propane distribution system, a storm drainage system, an underground electrical and telephone system, and individual septic systems for all lots. On-site infrastructure improvements would be developed in two phases by White Mountain Estates LLC.
4. White Mountain Estates LLC is proposing to install either factory-built housing or traditional stick-built housing. Any factory-built housing on-site will be installed on an engineered load-bearing foundation system. Housing materials and colors are intended to blend aesthetically

into the surrounding environment. The residential lots would be developed by White Mountain Estates LLC in two consecutive phases.

5. The project, including all associated public infrastructure, would be privately funded.

LOCATION

The project site is located in the southeast part of Mono County, California, in the Chalfant Valley portion of the Tri-Valley. The project site is approximately 10 miles north of Bishop, California, the nearest large incorporated area. It is approximately 45 miles southeast of Mammoth Lakes, by road, the nearest large incorporated area in Mono County. The project site is adjacent to the existing White Mountain Estates subdivision on the east side of Highway 6 at White Mountain Estates Road, approximately 2.4 miles south of the community of Chalfant and approximately 0.8 miles east of Highway 6. It is located in the S ½ of the SE ¼ and SE ¼ of the SW ¼ of Section 22, T 5 S, R 33 E, MDBM.

ACREAGE

The proposed project site includes a total of 70.38 acres on two adjacent parcels; APN 26-240-09 is 29.00 acres and APN 26-240-10 is 41.38 acres. The project would subdivide APN 26-240-09, located adjacent to the existing White Mountain Estates subdivision, into thirty-nine (39) single-family residential lots with a 0.5 acre minimum lot size. APN 26-240-10 would be divided into six (6) single-family residential lots, one (1) utility lot for water and propane tanks, three (3) lots for open space uses, and a remainder parcel that allows one single-family residence. APN 26-240-10 also includes a small lot with an existing water storage tank for the White Mountain Estates Mutual Water Company that is not part of the proposed project.

IDENTIFIED ISSUES

Issues identified for the proposed project through the scoping process and initial study include the following:

1. There are a number of issues relating to water, i.e.:
 - water consumption by the project;
 - impacts on existing wells and the surrounding water table;
 - water pressure/fireflow issues;
 - septic system impacts on water quality; and
 - potential cumulative water quantity and quality impacts in the area.
2. There is a need to avoid disturbance to sensitive plant species on-site and to sensitive plant communities, i.e. the riparian and wetlands areas on-site.
3. There is a need to avoid development in areas impacted by fault hazards.

4. There are concerns about the additional traffic impacts on Highway 6, particularly at the intersection with White Mountain Estates Road.
5. There are aesthetic issues related to the rural character of the area, i.e.:
 - the project should "allow for the continuation of growth in Chalfant in a manner that promotes and protects its rural and agricultural character" (Mono County Land Use Element, Tri-Valley policies, Objective C, Policy 1); and
 - the "look" of the development should remain rural (development layout, building styles).
6. Forty-six additional residences and the resulting increase in population could create impacts to public services (transfer station, schools, phone lines, mail) and emergency services (paramedic, fire protection, sheriff) in the area.

SUMMARY OF PREPARATION PROCESS

The White Mountain Estates Specific Plan and EIR was prepared by a consultant utilizing review of related technical literature and data, evaluation of the project plan documents, review of local plans and policies including the Mono County General Plan and Land Development Regulations, consultation with interested agencies and individuals, comments received during the scoping process, and incorporation of special studies prepared for the Specific Plan (cultural resources, hydrogeology, botanical, wildlife, traffic/circulation, fault hazards, drainage).

SPECIFIC PLAN IMPLEMENTATION & MONITORING

Policies in the Specific Plan will be implemented through the design and conservation standards established in the Plan. Those standards incorporate suggested mitigation measures from the special studies (cultural resources, hydrogeology, botanical, wildlife, traffic/circulation, fault hazards) prepared for the project as well as mitigation from the County's General Plan and Land Development Regulations. The design and conservation standards also incorporate proposed mitigation measures resulting from the analysis in the Draft Environmental Impact Report for the Specific Plan. Implementation of the portions of the Specific Plan will also be achieved through the tract map process and conditions of approval for the tract map.

Implementation and monitoring of the Specific Plan are outlined in detail in Chapter VII, Specific Plan Enforcement.

I. INTRODUCTION

SPECIFIC PLAN PURPOSES

The purpose of the proposed project is to increase the amount of single-family housing in Mono County and in the Chalfant Valley. The proposed project would provide 46 single-family residences.

The proposed project is intended to meet the identified need for additional housing in Mono County. The Mono County Housing Element 2004 Update identifies the Regional Housing Needs for the unincorporated area of the county and for Tri-Valley:

Table 1 2004 Regional Housing Need--Mono County		
<u>Income Group</u>	<u>Unincorporated Area Need</u>	<u>Tri-Valley Need</u>
Very Low	49	8
Low	48	8
Moderate	39	7
Above Moderate	<u>97</u>	<u>16</u>
Total	233	39
Notes: Tri-Valley need is based on the proportion of the total unincorporated area population living in the Tri-Valley in 2000.		
Source: Mono County Housing Element 2004 Update.		

Very low income households are those with 50 percent or less of the area's median income; low income households are those with 50 to 80 percent of the median income; moderate income households are those with 80 to 100 percent of the median income; and above moderate income households are those with 100 to 120 percent or more of the median income. The median income for the unincorporated area of Mono County was \$ 54,500 in 2003 (Mono County Housing Element 2004 Update). Housing in the proposed project is anticipated to sell at \$325,000--\$350,000. The proposed houses would be affordable to households with above moderate incomes and would fulfill the regional housing need for above moderate income housing in the Tri-Valley.

PROJECT COMPONENTS

The White Mountain Estates Specific Plan includes the following components:

1. Subdivision of a total of 70.38 acres (APNs 26-240-09 and 26-240-10) into forty-five (45) single-family residential lots (overall project density of 1.5 acres per dwelling unit), one utility lot (0.78 acres) for water and propane tanks, three lots for open space uses (1.46 acres, 3.81 acres, and 9.08 acres), and a remainder parcel (19.23 acres) that allows one single-family residence. Tract Map Application 37-46 addresses the subdivision of the property.
2. Designation of the project site as Specific Plan (SP). Within the Specific Plan, planned land uses include Single Family Residential with a ½ acre minimum lot size (SFR-½), Open Space

(OS), Utility (U), and Specific Plan/Single Family Residential (SP/SFR). An application for a General Plan Amendment (GPA 06-01) addresses the redesignation of the parcels from Rural Mobile Home (RMH) to the Specific Plan land use designations.

3. Development of required infrastructure on-site, including paved two-lane roads, pedestrian paths, a domestic and fire protection water system (wells, water distribution and storage system, fire hydrants), a propane tank area and underground propane distribution system, a storm drainage system, an underground electrical and telephone system, and individual septic systems for all lots. On-site infrastructure improvements would be developed in two phases by White Mountain Estates LLC.
4. White Mountain Estates LLC is proposing to install either factory-built housing or traditional stick-built housing. Any factory-built housing on-site will be installed on an engineered load-bearing foundation system. Housing materials and colors are intended to blend aesthetically into the surrounding environment. The residential lots would be developed by White Mountain Estates LLC in two consecutive phases.
5. The project, including all associated public infrastructure, would be privately funded.

PROJECT LOCATION

The project site is located in the southeast part of Mono County, California, in the Chalfant Valley portion of the Tri-Valley at the base of and on the western slope of the White Mountains. Elevations on-site range from 4,295 feet above mean sea level (msl) at the southwest corner of the project site to over 4,600 feet above msl along the eastern property line of the project. The project site is approximately 10 miles north of Bishop, California, the nearest large incorporated area. It is approximately 45 miles by road southeast of Mammoth Lakes, the nearest large incorporated area in Mono County. The project site is adjacent to the existing White Mountain Estates subdivision on the east side of Highway 6 at White Mountain Estates Road, approximately 2.4 miles south of the community of Chalfant and 0.8 miles east of Highway 6. It is located in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, T 5 S, R 33 E, MDBM. Figure 1 of the Map Set (see Appendix A) provides a Regional Location Map and a Vicinity Map.

PLANNING AREA SETTING

The Chalfant Valley, which includes the communities of Chalfant and White Mountain Estates, had a population of approximately 465 persons in 2000, approximately 49 percent of the total population in the Tri-Valley (2000 US Census, Summary File 1, Table P1). The predominant land uses in the area are residential, agricultural, and open space utilized primarily for dispersed recreation. In addition to residential development, the community of Chalfant has a small store and community facilities including a community center, park, solid-waste transfer station, and fire station.

Residential property in the Chalfant Valley is a mix of half-acre lots, one-acre lots and larger lots designated Rural Mobile Home (RMH) or Estate Residential (ER). Both designations allow Mobile Homes to be used as single-family residences, small-scale agriculture for personal use, and animals and pets as allowed by the Mono County Animal Standards (Section 04.270 of the

Land Development Regulations). Existing development in White Mountain Estates is half-acre lots designated Rural Mobile Home (RMH).

Development in Chalfant is served by individual wells and septic systems. The Chalfant Valley Fire Protection District provides fire protection services to developed areas in Chalfant. Electricity is provided by Southern California Edison. Individual propane tanks provide additional energy for heating. Telephone service is provided by Verizon.

Highway 6 is the main access route to and through the Tri-Valley. Two-lane paved county-maintained roads provide access to residential development from Highway 6. There are also a number of gravel and dirt non-county maintained roads throughout the Tri-Valley.

Land use outside of community areas in the Chalfant Valley is primarily open space and agriculture. Land on both sides of Highway 6 is owned by the Los Angeles Department of Water and Power (LADWP). That land is designated Open Space (OS) and is maintained as open space by LADWP to protect its water resources. Farther east and west of the community areas, the land is public land managed by the Bureau of Land Management (BLM). Those lands are primarily managed for habitat conservation and dispersed recreation.

Land surrounding the project site includes LADWP lands designated Open Space (OS) to the south, public lands managed by the Bureau of Land Management (BLM) to the south, north, and east, and the existing forty-four (44) lot White Mountain Estates subdivision to the west. The lot immediately south of the eastern portion of the project site is the common lot for the existing White Mountain Estates subdivision. That lot is designated Rural Mobile Home (RMH) and is used for storage by residents of the existing subdivision. The existing subdivision is designated Rural Mobile Home (RMH); the public lands managed by the BLM are designated Resource Management (RM) and Specific Plan (SP). The SP designation indicates land identified for a potential land exchange.

Chalfant is within the boundaries of the Eastern Sierra Unified School District (ESUSD). There are no schools in Chalfant. The ESUSD has an elementary school and a small alternative high school in Benton. Some elementary students in the Tri-Valley utilize the Benton school. Others, particularly those in Chalfant, apply for an interdistrict transfer to attend school in Bishop. The Bishop Union Elementary School District had 22 students from Chalfant during the 2003-2004 school year. Students from Chalfant attending elementary school in Bishop must provide their own transportation.

Most high school students in the Tri-Valley attend high school in Bishop at Bishop Unified High School. Approximately 10-12 students from Chalfant attended high school in Bishop during the 2003-2004 school year. The ESUSD provides a bus to transport high school students from Benton, Hammil, and Chalfant to Bishop. The ESUSD is in the very early stages of acquiring land in Chalfant for a school site. The development of the schools would be a gradual process, timed to coincide with growth in Chalfant and the development of a population base for the schools.

Data from the 2000 US Census indicate that many residents also commute outside of the community and outside of the county for jobs. In 2000, 71 percent of employed persons in the Tri-Valley worked outside of Mono County, probably in Bishop (US Census 2000, Summary File 3, Table P26). For all employed persons in the Tri-Valley, 7.5 percent worked at home, 54.3 percent commuted less than 30 minutes to work, 18 percent commuted 30 to 44 minutes, 4.4

percent commuted 45 to 59 minutes, and 15.8 percent commuted 60 minutes or longer (US Census 2000, Summary File 3, Tables P31 and P32).

ENVIRONMENTAL SETTING

The Tri-Valley is a north-south trending valley, relatively flat in the middle, bounded to the east by the White Mountains and to the west by the southeast sloping lava flows of the Volcanic Tablelands and the Benton Range. Outside of community areas, most of the land in the Tri-Valley is public land managed by the Bureau of Land Management (BLM). In the Chalfant Valley area, the Los Angeles Department of Water and Power (LADWP) owns large parcels of land. The following discussion provides an overview of the environmental setting in the area; environmental issues are discussed in detail in the DEIR for the project.

WATER RESOURCES

The Tri-Valley is a northern extension of the Owens Valley; runoff from the surrounding mountains drains into the valley and ultimately into the Owens Valley in Inyo County. Streams originating in the White Mountains contribute most of the runoff in this watershed. Ephemeral streams drain the western slopes of the valley. An ephemeral wash from Benton to Laws in Inyo County drains the Tri-Valley and during periods of heavy precipitation, it conveys floodwaters downstream (Mono County MEA, p. 189). Most of the runoff in the basin is either captured as surface water and used for irrigation on local farms or drains into the valley's deep alluvium and is captured as groundwater. The area experiences very little rainfall and most of it is absorbed by the highly permeable soils in the area.

The Hydrogeologic Report prepared for the project notes that groundwater flow in the immediate vicinity of the project site is complex. Groundwater appears to come from a variety of sources including underflow from throughout the Tri-Valley, infiltration of runoff into alluvium from a nearby drainage, and from complex flow systems probably present in the White Mountains. Groundwater flow in the project area generally follows the topography, flowing to the east-southeast in alluvial fan soils and from north to south in the valley alluvium. The fault system that runs along the base of the White Mountains in the eastern portion of the property generally defines the eastern margin of the alluvial groundwater system.

VEGETATION

Vegetation in the Chalfant Valley is primarily desert scrub and sagebrush scrub. Cropland is located southeast of the community of Chalfant and north of the project site. Fish Slough, on the western side of the Chalfant Valley northwest of the project site, includes wetlands and grasslands. There are also scattered areas of riparian scrub located adjacent to springs and seeps at the base of the White Mountains and in drainages.

On the project site, vegetation cover is primarily diverse desert shrubs that form a regularly spaced uniform-appearing scrub (Paulus, 2004). Narrow dense patches of scrubby riparian vegetation dominated by willow are associated with artesian spring flow in gullies on the project site. The botanical study prepared for the project site identifies four plant communities on-site. Shadscale Scrub is the most widespread, occurring over 57.3 acres, approximately 82 percent of the site. The three remaining communities (Big Sagebrush Scrub, Modoc-Great Basin Riparian Scrub, and Transmontane Freshwater Marsh) occur in association with the fault zone's eroding scarp and the springs on-site; together they cover approximately 5.6 acres.

The project site also includes approximately 6.6 acres currently devegetated by disturbance, including an historic ore mining operation, irrigated agriculture (long abandoned), and recent scrapes associated with an existing water tank. The mapping of disturbed areas did not include numerous existing dirt roads and ATV/motorcycle trails and track on-site. Ongoing disturbance by OHVs is reducing the area of intact desert pavement on-site, which increases the chance for non-native invasive weed species to occur. Non-native weed species occur in the disturbed areas and to a lesser degree throughout the project site.

The plant communities identified on-site are not considered sensitive. Single populations of three sensitive plant species were found on-site during the botanical survey. The three rare plant populations (*Astragalus argophyllus* var. *argophyllus*, *Ivesia kingii* var. *kingii*, and *Eriogonum shockleyi* var. *shockleyi*) were found completely within the Big Sagebrush Scrub habitat area.

WILDLIFE

Wildlife use in the Chalfant area is limited. The Mono County MEA identifies the corridor along Highway 6 as a light use area for mule deer (MEA Figure 20). MEA Figure 32L/M notes that mule deer use occurs primarily to the west and north of the community of Chalfant, not in the vicinity of the project site. No other wildlife species are identified in the MEA as using the area around the project site.

Wildlife observed on-site during the wildlife survey prepared for the project included a small number of birds, black-tailed jackrabbits, lizards, the tracks of coyotes, and evidence of rodent activity (JBR, 2004). California quail and mourning doves occur in the area, as well as ravens and sage sparrows. A Swainson's hawk was observed flying near trees located south of the eastern end of the property but no raptor nests were found on the parcel during the wildlife survey. Mule deer utilize the area in low numbers at least during the winter season and bighorn sheep are known to occur in the White Mountains to the east of the parcel. Several bat species were recorded in the area.

Small bird species also occur on the parcel. The highest diversity of bird species would be expected to occur during spring and summer when neotropical migrants arrive to nest in the area. The greatest diversity of wildlife on the site was noted in the area of the spring and the associated riparian vegetation.

No listed wildlife species were observed in the survey area. Habitats on the parcel appear to be marginal for sage grouse.

VISUAL RESOURCES

Visually, the Tri-Valley is very open, with sweeping vistas of the surrounding mountains. Development and agricultural uses are highly visible since the floor of the valley is relatively flat and there is limited screening vegetation. The Bureau of Land Management (BLM) establishes Visual Resource Management (VRM) classes for the public lands it manages in the area (MEA Figure 12 L/M). BLM lands to the west of Highway 6 are identified as VRM III, Moderate, which states that "Visual contrast caused by a management activity can be evident, but must remain subordinate to the characteristic landscape" (MEA, p. 114). BLM lands to the east of Highway 6, along the base of the White Mountains, are identified as VRM II, High, which states that "Visual contrast is permitted; management activity is seen, but it must not attract attention. Changes in any of the basic elements (form, line, color, texture) caused by the activity must not be visible in the characteristic landscape" (MEA, p. 114).

Highway 6 does not have a scenic highway designation. There are 60-110 kV transmission lines that run roughly parallel to Highway 6 on the west side of the highway, from Bishop to Chalfant. Large transmission lines (>110 kV lines) run along the west edge of the valley from Bishop to south of Hammil where they shift to the northwest.

TRANSPORTATION/CIRCULATION

Highway 6, from the Inyo County line north of Bishop to the Nevada state-line north of Benton, is the major access to and through the Tri-Valley. It is also a major trucking route. Caltrans has identified the primary purpose of the route as interregional traffic, largely trucks (Mono County Regional Transportation Plan, p. 27). Major traffic concerns along Highway 6 include decreased visibility resulting from periodic dust storms, due to dust from plowed fields and from deposits from flash floods, and speeds throughout community areas, particularly as they affect vehicles entering and exiting the highway. The roadway is flat with few lateral obstructions to slow traffic; as a result, traffic, including the trucks, moves at high speed along Highway 6. Caltrans and the Mono County Local Transportation Commission recognize the safety issues associated with turning conflicts in the Chalfant Valley area and are in the process of completing a Highway 6 Corridor Study to address those issues.

Two-lane paved county maintained roads provide access to residential development from Highway 6. There are also a number of gravel and dirt non-county maintained roads throughout the Tri-Valley.

GEOLOGY AND SOILS

Soils throughout the Tri-Valley are Quaternary Alluvium (MEA Figure 15L/M), a deep and highly porous soil. The MEA identifies the Chalfant area as subject to wind erosion (MEA Figure 18F); the area east of Highway 6 is also subject to stream sheet rill erosion.

The MEA also identifies the area as MRA 2, an area where:

"... adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence. This area shall be applied to known mineral deposits or where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high" (MEA Figure 17 L/M).

The project site is located at the base of the White Mountains in an area of alluvial fan deposits derived from erosion of the bedrock located immediately to the east of the project site. The hydrogeology study for the project describes the geology in the area as follows:

"The geology in the vicinity of WME is characterized by alluvial fan deposits that area superimposed over valley fill deposits, both of Quaternary age. The alluvial fan deposits consist of poorly-sorted, unconsolidated gravel, sand, silt and clay. The valley fill deposits are composed of moderately to well-sorted unconsolidated lenses and layers of sand, silty sand and gravelly sand, and layers and lenses or massive beds of silty clay, originating mostly from detritus eroded from the bedrock mountains upslope to the east. Structurally, the WME property is situated within the Bishop Basin, one of two structural basins formed by a narrow, north-south trending steep-sided graben. The eastern side of the graben is delineated by the White Mountain Fault Zone" (Golden State Environmental, p. 3).

NOISE

The ambient noise level in the area is low. Highway 6 is located approximately 0.8 miles west of the project site; noise from traffic on the highway is minimal. Residential uses in the existing White Mountain subdivision immediately adjacent to the western edge of the project site are considered sensitive noise receptors and could be affected by noise impacts from the proposed project.

HAZARDS

The project site is located in an area identified as having a very high fire hazard (MEA, p. 304), as is most of Mono County.

FEMA Maps indicate that the project site is not within a 100-year flood zone (MEA Figure 38 L & M). However, the Drainage Report prepared for the project notes that the proposed project "lies within the path of a potentially dangerous flood zone...the adjacent canyons are capable of producing extremely high runoff flows, which a portion of flow directly through the project site" (Eastern Sierra Engineering, p. 7). These flows have the potential to wash out proposed roadways and/or flood home sites causing severe losses. The conservative drainage system design proposed in the Drainage Report would reduce potential risks with little impact to downstream facilities.

Portions of the project site are located within an Alquist-Priolo Fault Zone. Fault hazard studies prepared for the site revealed no faults on the western portion of the project site, APN 26-240-10, where 39 single-family residences are proposed for development. The eastern portion of the project site, APN 26-240-09, is entirely within an Alquist-Priolo Fault Zone established for the White Mountain Frontal Fault. Five significant active faults and countless subsidiary shears and cracks are known to exist and have been mapped within the boundaries of the project site. Aerial photographs and site reconnaissance indicated evidence of active faulting across the subject site.

Potential secondary hazards associated with a relatively large earthquake include ground rupture, ground lurching, ground shaking, liquefaction, lateral spreading and dynamic settlement, and slope failures and landslides. The fault hazard studies for the project address the potential for each of these hazards and provide methods of avoiding or minimizing the hazard. Habitable and non-habitable areas are delineated on the Site Geologic Map for the project.

DEVELOPMENT AND CONSERVATION ISSUES ADDRESSED IN THE PLAN

The White Mountain Estates Specific Plan addresses the following development and conservation issues:

Environmental Conditions

1. Issues related to water, i.e.:

- water consumption by the project;
- impacts on existing wells and the surrounding water table;
- water pressure/fireflow issues;
- connection of the proposed water system to other water systems in the area;
- septic system impacts on water quality; and

- potential cumulative water quantity and quality impacts in the area.
- 2. Impacts related to runoff and drainage.
- 3. Sensitive plant species and plant communities (riparian, wetlands) located on the project site.
- 4. Impacts related to the fault system located on the project site.
- 5. Traffic impacts resulting from the development.

Infrastructure Constraints

- 6. Impacts to public services (transfer station, schools, phone lines, mail) and emergency services (paramedic, fire protection, sheriff) in the area.

Regulatory and Policy Constraints

- 7. Aesthetic issues related to the rural character of the area, i.e.:
 - the project should "allow for the continuation of growth in Chalfant in a manner that promotes and protects its rural and agricultural character" (Mono County Land Use Element, Tri-Valley policies, Objective C, Policy 1); and
 - the "look" of the development should remain rural (development layout, building styles and materials).

RELATIONSHIP BETWEEN THE POLICIES AND REGULATIONS IN THE SPECIFIC PLAN

The White Mountain Estates Specific Plan contains policies pertaining to the planned type, intensity, and location of development on the project site. It also contains development standards, design standards, and conservation standards intended to implement the proposed development. The White Mountain Estates Specific Plan will be subject to the provisions of the Mono County Land Development Regulations, unless an alternative regulation or standard is specified in the Specific Plan. These regulations will apply to all development in the Specific Plan area and will be effective following adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

HOW THE SPECIFIC PLAN'S POLICIES AND REGULATIONS ACCOMPLISH THE OBJECTIVES OF THE PLAN

The overall objective of the proposed project is to increase the amount of single-family housing in the Chalfant Valley in a manner that minimizes impacts to surrounding public lands. The proposed project would provide 45 single-family residential lots (minimum lot size ½ acre), one utility lot for water and propane tanks, three lots for open space uses, and a remainder parcel that allows one single-family residence.

The policies and regulations contained in the Specific Plan accomplish that objective by stating where specific types of development may occur on the property and specifying how that development may occur in order to ensure that the project complies with federal, state, and local planning and environmental policies and regulations.

RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN

The Mono County General Plan contains policies for the unincorporated areas of Mono County. Area plan policies contained in the General Plan provide policy direction for specific community areas in the county; the Tri-Valley policy section in the Mono County Land Use Element addresses development in Chalfant.

The White Mountain Estates Specific Plan contains detailed direction for implementation of General Plan policies on a specific parcel in the Chalfant Valley. The Specific Plan has been designed to be consistent with the Mono County General Plan, in compliance with state planning law. The overall density of 1.5 acres per dwelling unit complies with the density requirements in the Chalfant Valley section of the General Plan.

RELATIONSHIP OF THE SPECIFIC PLAN TO NEIGHBORING PLANS AND THOSE OF OTHER JURISDICTIONS

There are no neighboring plans affected by the proposed White Mountain Estates Specific Plan. The proposed Specific Plan is consistent with the Sphere of Influence Report for the Chalfant Fire Protection District that includes the project site within the sphere of influence boundaries for the district. The Specific Plan has also been designed to complement the policies for surrounding public lands managed by the Bureau of Land Management (BLM).

The proposed Specific Plan has also been designed to be consistent with the requirements of the Lahontan Regional Water Quality Control Board's Water Quality Control Plan, with requirements of the Great Basin Unified Air Pollution Control District, and with requirements of Caltrans District 9.

PROJECTS REQUIRED BY LAW TO BE CONSISTENT WITH THE SPECIFIC PLAN

The proposed White Mountain Estates Specific Plan includes the required redesignation of the parcel from Rural Mobile Home (RMH) to Specific Plan (SP), the required Tentative Tract Map, the design of on-site infrastructure including the water system, storm drainage system, and roads, and the development of single-family residences. There are no additional "projects".

There are future permits that will be required to be consistent with the Specific Plan, including the final grading permit, encroachment permits from Mono County, and building permits.

II. LAND USE PLANNING AND REGULATORY PROVISIONS

LAND USE PLAN

The Land Use Plan for the White Mountain Estates Specific Plan establishes policies pertaining to the planned type, intensity, and location of development on the project site. The policy section establishes objectives, policies, and programs to guide development on-site. The Land Use Designation section provides details on planned land uses, the characteristics of each land use designation, development standards, and conservation standards.

LAND USE OBJECTIVES, POLICIES, & PROGRAMS

This section establishes land use objectives, policies, and programs to guide development on APN 26-240-09 and APN 26-240-10 in the Chalfant Valley, Mono County, California.

LAND USE

Objective 1	Provide single-family residential uses and areas for utilities and open space to meet community needs.
Policy 1-A	Designate areas for Single-Family Residential (SFR) with a half-acre minimum lot size, Utility (U), and Open Space (OS) as shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Gross densities shall not exceed 1 unit per acre.
Program 1-A	Implement the Single-Family Residential (SFR) and Open Space (OS) designations from the Mono County Land Use Element (Chapter IV), as amended herein. Implement the Utility (U) designation included in this Specific Plan.
Policy 1-B	Allow forty-five (45) single-family lots, one utility lot, three open space lots, and a remainder parcel on APN 26-240-09 and 26-240-10. An overall project density of 1 unit per acre shall be maintained throughout the life of the project.
Program 1-B	Approve Tentative Tract Map 37-46 to subdivide APN 26-240-09 and 26-240-10 into forty-five (45) single-family lots with a minimum lot size of ½ acre, one lot for utility uses, three lots for open space uses as shown on Tentative Tract Map 37-46, and a remainder parcel (see Appendix A, Map Set).
Policy 1-C	Limit future development on the remainder parcel.
Program 1-C	Allow one single-family residence on the remainder parcel. Any additional density shall require additional environmental review and regulatory approval through the Specific Plan process. Designate the remainder parcel Specific Plan/Single-Family Residential (SP/SFR).
Policy 1-D	Develop the project in phases to ensure that adequate services and infrastructure are available to serve the proposed development.
Program 1-D	The project shall be developed in the following phases:

- Phase I: Infrastructure installation (including installation of the water tanks, water system for lots 1-39 and propane tanks on the lot designated for utility uses) required for the construction of residential lots 1-39 and the construction of homes on residential lots 1-39.
- Phase II: Infrastructure installation required for the construction of residential lots 40-45 (including water system for lots 40-45) and the remainder parcel and the construction of homes on residential lots 40-45 and the remainder parcel. If the remainder parcel is sold to a private party for residential construction purposes or the developer constructs or places a residential home on the property, all utilities shall be installed.

Figure 3, Phasing Plan (see Appendix A, Map Set) shows the proposed project phasing.

HOUSING

Objective 2 Provide moderate density single-family housing in the Tri-Valley to meet the needs of local residents.

Policy 2-A Allow the development of forty-six (46) single-family residences on-site.
Program 2-A Develop forty-six (46) single-family residences on-site in compliance with the requirements of this Specific Plan and the Mono County General Plan and Land Development Regulations.

Policy 2-B Ensure an adequate supply of locally available affordable housing.
Program 2-B The project shall provide two affordable housing units that meet the following criteria:

- 1) The project shall provide one affordable housing unit that meets the following criteria:
 - a) At a minimum, the first unit shall be a two (2) bedroom, 1,200 square foot single-family unit with a two-car garage;
 - b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI);
 - c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 120 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;
 - d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and
 - e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the County, at the discretion of the County.
- 2) The project shall provide a second affordable housing unit that meets the following criteria:

- a) At a minimum, the second unit shall be a three (3) bedroom, 1,200 square foot single-family unit with a two-car garage;
- b) The first sale of this affordable unit shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI);
- c) Any resale of this unit (the second owner, third owner, etc.) shall be made to buyer(s) qualifying for financing under the Federal Housing Authority (FHA) lending criteria for those having an income no greater than 100 percent of adjusted median income (AMI), based on the AMI and FHA criteria at time of resale;
- d) The restrictions on sales prices listed in subsections b and c shall be listed in the deed for this unit; and
- e) Additional resale incentives may be offered to the seller of the unit, consistent with resale incentives provided to other like properties within the County, at the discretion of the County.

- Policy 2-C** Allow a maximum of eight (8) secondary housing units within the development.
- Program 2-C** Secondary units may be allowed when they meet the following criteria:
- a) They meet the requirements of Chapter 16, Development Standards—Secondary Units, of the Mono County Land Development Regulations.
 - b) They meet the requirements of the Mono County Environmental Health and the Lahontan Regional Water Quality Control Board.

OPEN SPACE

- Objective 3** Design the project to provide open space for resource preservation and for low-intensity recreational opportunities.

- Policy 3-A** Provide open space areas within the development.
- Program 3-A** Maintain the open space areas shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Uses permitted within the open space areas are indicated in the Open Space (OS) land use designation in this chapter. No structures shall be permitted within the Open Space designation, except on Lot A. The lots designated Open Space (OS) shall be deed-restricted to prohibit any uses other than open space uses.

Note: Open space uses on Lots C and D are restricted to passive non-motorized recreational uses. Additional non-residential open space uses are allowed on Lot A as noted in the Open Space (OS) land use designation in this chapter.

UTILITIES

- Objective 4** Ensure that the project provides adequate infrastructure, including utilities, to serve the needs of the development. Infrastructure may be phased as permitted under Land Use Program 1-D.
- Policy 4-A** Ensure that adequate sites are available within the development to meet all identified utility needs.

Program 4-A Develop and maintain the utility area shown on the Land Use Plan (Appendix A, Map Set, Figure 2). Uses permitted with the utility area are indicated in the Utilities (U) land use designation in this chapter. The lot designated Utilities (U) shall be deed-restricted to prohibit any uses other than utilities.

LAND USE DESIGNATIONS

The proposed land use designations for the White Mountain Estates Specific Plan are the Mono County General Plan land use designations of Single-family Residential with a ½ acre minimum lot size, Open Space, and Specific Plan. The Specific Plan also includes a new land use designation, Utilities. The permitted uses and development standards for each district are listed on the following pages. Other requirements from the Mono County Land Development Regulations may apply as stated in the descriptions of the land use designations. Figure 2 in the Map Set (see Appendix A), Land Use Plan, provides a diagram of the proposed land uses.

Single-Family Residential (SFR)

INTENT

The SFR district is intended to provide for the development of single-family dwelling units in community areas.

PERMITTED USES

- Single-family dwelling
- Accessory buildings and uses¹
- Animals and pets (see Land Development Regulations, Animal Standards Section 04.270)
- Home occupations (see Land Development Regulations, Home Occupation regulations, Section 04.290)

USES PERMITTED SUBJECT TO DIRECTOR REVIEW

(see Land Development Regulations, Director Review Processing, Ch. 31)

- Secondary unit in compliance with the Land Development Regulations, Ch. 16, Development Standards-Secondary Units, Mono County Environmental Health requirements, and Lahontan Regional Water Quality Control Board requirements
- A maximum of eight (8) lots may be designated to allow for the construction of secondary housing units

DEVELOPMENT STANDARDS

Minimum Lot Size: ½ acre

Minimum Lot Dimensions: Width – 60 feet Depth – 100 feet

Maximum Site Disturbance: 40 percent

Minimum Setbacks: **Front:** 20 feet **Rear:** 10 feet **Side:** 10 feet

(Side yards may not be reduced in accordance with Land Development Regulations, Table 4.090, Special Yard requirements.)

Building Density: 1 dwelling unit per lot and eight secondary units as specified above

Animal Standards: Large animals (e.g. horses, llamas) shall be allowed only on lots larger than one acre in size.

NOTES

1. Accessory buildings and uses customarily incidental to a single-family residence in a rural community when located on the same lot and constructed simultaneously with or subsequent to the main building.

Open Space (OS)

INTENT

The OS designation is intended to protect and retain open space for future generations. These lands may be valuable for resource preservation (e.g., visual open space, botanical habitat, stream environment zones, etc.), low-intensity recreational uses, mineral resources, or other reasons.

PERMITTED USES

- Passive, non-motorized recreational activities, e.g. hiking, bird watching, wildlife viewing, horseback riding
- Wildlife-friendly fencing
- Informational signs relating to use of the parcel

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

None stated

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

None stated

ADDITIONAL USES PERMITTED FOR LOT A

The following uses are permitted on Lot A in addition to those listed above:

- Accessory buildings and uses, including storage structures, corrals, barns, stables and farm buildings (subject to use permit)
- Crop and tree farming
- Non-paved access roads

PROHIBITIONS

No structures other than wildlife-friendly fencing shall be permitted within the Open Space designation except on Lot A. No residential uses are permitted. Lots designated Open Space (OS) shall be deed-restricted to prohibit any uses other than open space uses.

DEVELOPMENT STANDARDS

Minimum Parcel Size: None

Minimum District Area: None

Maximum Site Disturbance: 10 percent (includes lot coverage)

NOTES

1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

Specific Plan (SP)

The SP designation is intended to provide for development in areas outside of existing communities, or on large parcels of land within or adjacent to existing communities. The Specific Plan designation may also be applied to an area to provide direction for potentially conflicting or incompatible land uses.

PERMITTED USES

- Permitted uses will be determined by the Specific Plan in accordance with Government Code § 65451 and applicable provisions of the Mono County General Plan, the Land Development Regulations, and the Mono County Code.

DEVELOPMENT STANDARDS

- Development standards (e.g., building densities, site disturbance/lot coverage, setbacks, etc.) will be determined by the Specific Plan in accordance with Government Code § 65451 and applicable provisions of the Mono County General Plan, the Land Development Regulations, and the Mono County Code.

Utilities (U)

INTENT

The U designation is intended to provide areas for utilities and associated infrastructure within new developments.

PERMITTED USES

- Wells and associated structures
- Water storage tanks
- Community propane tanks
- Stormwater and/or drainage system components or facilities
- Other utilities and infrastructure necessary for the development

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

None stated

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

None stated

PROHIBITIONS

Lots designated Utilities (U) shall be deed-restricted to prohibit any uses other than utilities.

DEVELOPMENT STANDARDS

Minimum Parcel Size:	None
Minimum District Area:	None
Maximum Site Disturbance:	None
Minimum Setbacks:	None

NOTES

1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

LAND DEVELOPMENT REGULATIONS

The White Mountain Estates Specific Plan will be subject to the provisions of the Mono County Land Development Regulations unless an alternative regulation or standard is specified in the Specific Plan. The purpose and intent of the Mono County Land Development Regulations is to:

- A. regulate development as allowed by Government Code 65850, including the following:
 - 1. The use of buildings, structures, and land as between industry, business, residences, and open space uses.
 - 2. Signs and billboards.
 - 3. The location, height, bulk, number of stories, and size of buildings and structures.
 - 4. The size and use of lots, yards, and other open spaces.
 - 5. The percentage of a lot which may be occupied by impervious surfaces.
 - 6. The intensity of land use.
 - 7. Requirements for off-street parking and loading.
 - 8. Establishment and maintenance of setback lines.
- B. These regulations are deemed necessary in order to implement the County's General Plan as summarized in the following objective:
 - Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural and recreational resources and that is consistent with the capacities of public facilities and service.(Mono County Land Development Regulations, Chapter 1, General Provisions--Introductory Provisions).

These regulations will apply to all development in the Specific Plan area and will be effective upon adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations, and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

Development standards for the proposed land use designations are listed in each of the designations in the prior section of this chapter. Cross-references to additional pertinent sections of the Land Development Regulations are also listed in each land use designation.

DESIGN STANDARDS

Development within the White Mountain Estates Specific Plan area will be subject to the following design standards:

- **Access and Roads**
 - DS-1 Project roads and access points shall conform to the applicable Mono County Road Improvement Standards.
 - DS-2 The project shall not include curbs or sidewalks.
 - DS-3 To provide pedestrian and bicycle access throughout the subdivision, including to the mailboxes and bus stop, subdivision streets shall be constructed with a wider paved section. Working outward from the centerline, each street section shall consist of a 10-foot wide travel lane, a fog line, a four-foot wide paved shoulder, a two-foot wide compacted Class II aggregate base shoulder, and (where applicable) a drainage ditch. These road specifications shall be included on the Final Tract Map.

- DS-4 At a minimum, the encroachment from each lot to the adjacent public road shall be paved. This requirement shall be reiterated in the CC & Rs for the project.
- DS-5 Driveway access shall meet fire-safe standards and shall not exceed a sixteen (16) percent grade.

- **Parking**

- DS-6 Each single-family residence shall provide two off-street parking spaces in compliance with the Mono County Land Development Regulations, Chapter 6, Development Standards--Parking. This requirement shall be reiterated in the CC & Rs for the project.

- **Lighting**

- DS-7 The project shall not have streetlights unless required for safety at intersections. Streetlights shall be shielded and directed so that no light emanates beyond the street.
- DS-8 Exterior lighting at individual residences shall be limited to that necessary for safety reasons. Exterior lighting shall be concealed, high intensity lighting shall be avoided, and lighting shall be shielded and directed so that it does not emanate beyond the boundaries of each individual lot. This requirement shall be reiterated in the CC & Rs for the project.

Building Design

- DS-9 Housing installed on-site by White Mountain Estates LLC may be either factory-built or traditional stick-built housing. There shall be at least 3 floor plans available and at least 2 exterior elevations per floor plan.
- DS-10 Any factory-built housing installed on the site, whether by the developer or subsequent property owners, shall be on an engineered load-bearing foundation system on top of a concrete footing. This requirement shall be reiterated in the CC & Rs for the project.
- DS-11 The scale and design of structures, fences and signs shall harmonize with existing development in the area and with the surrounding natural environment.

- **Building Height**

- DS-12 Building heights for residential development shall be limited to a maximum of 35 feet from any given point above grade. All heights shall be calculated from the natural grade or finished grade, whichever is more restrictive. This requirement shall be reiterated in the CC & Rs for the project.

- **Building Materials**

- DS-13 In compliance with Mono County's minimum development standards, the color, design, and type of building materials for structures, fences, and signs shall be aesthetically compatible with the natural environment and/or surrounding community. Reflective materials shall not be allowed. Colors shall be muted earth tones, i.e. dark tans, browns, grays, or greens. Roof colors shall be muted, non-reflective dark earth tones, i.e. brown, green. Building materials shall have an appearance compatible with the surrounding environment, e.g. wood, stone, or stucco. This requirement shall be reiterated in the CC & Rs for the project.

- **Signs**

DS-14 The project shall comply with the provisions of the Mono County Sign Ordinance, Chapter 7 of the Land Development Regulations, specifically with Section 07.020 (D), Real Estate Signs.

DS-15 Individual illuminated house number signs are required in compliance with the Mono County Fire Safe Standards, Chapter 22 of the Land Development Regulations.

- **Utilities**

DS-16 All utilities (electrical, communication lines, water distribution lines, propane distribution line, etc.) shall be installed underground in conformance with applicable provisions of the Mono County Land Development Regulations. All service connections shall be placed so that public roadways will not have to be cut up for service connections to future residences.

DS-17 All utilities shall be installed to all parcels within each development phase prior to the occupancy of any structure constructed on any parcel within that development phase.

DS-18 Mailboxes shall be clustered and shall be installed by White Mountain Estates LLC at a location approved by the Public Works Department and the US Postal Service. Prior to approval of the Final Tract Map, the applicant shall provide a letter from the US Postal Service and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development. The location of the mailboxes shall be shown on the Final Tract Map. The mailboxes shall be painted a muted dark earth tone (i.e. tan, green, brown, gray) that blends in with the surrounding environment and is non-reflective.

- **Landscaping/Screening**

DS-19 In compliance with Mono County's minimum development standards, visually offensive land uses such as the production well(s), water storage tanks, and propane tanks shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures, including the use of an appropriate paint color and finish that blends into the surrounding visual environment. Paint color and finish shall be approved by the Planning Director. Landscaping shall occur as shown on the Master Landscape Plan in Appendix A, Map Set.

DS-20 Landscaping installed by the developer shall comply with the Landscape Plan prepared for the White Mountain Estates Specific Plan (see Figure 8 in Appendix A, Map Set). A detailed landscape plan, prepared in accordance with Mono County's Landscape and Revegetation Requirements, shall be prepared, reviewed by the Planning Commission and approved prior to approval of the Final Tract Map. The landscape plans shall include requirements for irrigation and maintenance of the landscaping installed by the developer.

DS-21 Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of the landscaped area on an individual lot shall be xeriscape) and fire safe. The requirement for xeriscapic and fire safe landscaping shall be reiterated in the CC & Rs for the project.

Xeriscape means a dry landscape or a landscape requiring low irrigation and low maintenance. Many of the plants may not require any irrigation once they are established; others may require only limited drip irrigation. Xeriscape landscaping incorporates several basic principles that lead to saving water:

- Soil preparation. Amending soil, particularly in areas for shrubs and flowers, will improve the soil's water-holding capacity and reduce water consumption.
- Plant selection. Selecting trees, shrubs and groundcovers based on their adaptability to a region's soil and climate will reduce irrigation and maintenance requirements.
- Efficient irrigation. The use of efficient irrigation methods, such as drip irrigation and timed watering systems, will also reduce water consumption.
- Mulch. Using mulch in flower and shrub beds and around the base of trees will prevent water loss from the soil through evaporation and increase water penetration during irrigation.
- Maintenance. Appropriate maintenance (pruning, weeding, fertilization, pest control, irrigation) increases the health of plants and decreases the need for water.

Information on fire safe landscaping can be obtained from the Mono County Land Use Regulations, Chapter 22, Fire Safe Regulations, and from the Eastern Sierra Regional Fire Council (www.easternsierrafirecouncil.org). Fire safe landscaping includes maintaining a defensible perimeter around structures and using plants with a high moisture content and low resin or oil content. The Fire Safe Plant Guide (see Appendix D in the DEIR) issued by the Eastern Sierra Regional Fire Safe Council provides a list of Fire Safe plants that are available and grow well in the Eastern Sierra.

CONSERVATION STANDARDS

Development within the White Mountain Estates Specific Plan area will be subject to the following conservation standards:

- **Noise**
 - CS-1 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize impacts to nocturnal wildlife species and adjacent sensitive noise receptors.
 - CS-2 Noise levels during all construction activities shall be kept to a minimum by equipping all on-site equipment with noise attenuation devices and by compliance with all requirements of the Mono County Noise Regulations (Mono County Code Section 10.16).
 - CS-3 During all construction activities, all stationary construction equipment shall be placed so that emitted noise is directed away from sensitive receptors nearest the project site, i.e. residential uses in the existing White Mountain Estates subdivision.
 - CS-4 During all construction activities, equipment staging areas shall be located the greatest distance possible from the nearest sensitive noise receptors, i.e. residential uses in the existing White Mountain Estates subdivision.
- **Air Quality**
 - CS-5 Only energy star rated heating systems and appliances shall be installed in the residences. No units shall have wood burning appliances as the primary heating source.
 - CS-6 In compliance with Mono County General Plan policies, any wood-burning appliances installed in the project shall be Phase II EPA certified (Mono County General Plan, Conservation/Open Space Public Health and Safety policies, Objective A, Action 6.1). This requirement shall be reiterated in the CC & Rs for the project.
 - CS-7 An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District.
 - CS-8 A final Grading Plan, based on the preliminary grading and drainage plan in this document, must be approved by the Mono County Department of Public Works prior to recording the Final Tract Map. The Grading Plan must include a comprehensive erosion and sediment transport control plan. Grading shall be minimized; structures shall be designed to fit the site.
 - CS-9 Building envelopes and driveways shall be established on the Final Tract Map for all lots adjacent to drainage channels, all lots affected by Alquist Priolo fault hazards, and lots on which Secondary Units may be allowed. The land use plan shall also indicate lots where Secondary Units may be allowed. On lots larger than one acre in size, where large animals such as horses are allowed, animal confinement areas shall also be established on the Final Tract Map in order to reduce site disturbance, protect vegetation, and to ensure that there is sufficient area for the leach field, replacement field, and animal areas.
 - CS-10 Building envelopes for each residential parcel shall be located to avoid development on ridgelines or ridgetops, when feasible, and to minimize cut and fill.
 - CS-11 In order to minimize the potential for dust erosion and visual impacts, land disturbance (grading, cut and fill) for road construction, infrastructure installation, and building construction shall be limited to the areas identified on the Final Tract Map for roads, utilities, buildings, and driveways.

- CS-12 Dust generated during construction shall be controlled by the use of watering or other Best Management Practices. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage.
 - CS-13 Speed limits on the construction site shall be reduced to minimize dust and windborne erosion.
 - CS-14 Construction materials (rock, debris, etc.) that are not utilized as road fill shall be removed to a permitted landfill or other approved site.
 - CS-15 The project proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.
 - CS-16 All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e. greater than 25 miles per hour averaged over one hour).
 - CS-17 Adjoining streets shall be washed or swept clean of tracked-out vehicle dirt.
 - CS-18 All material transported on-site or off-site shall be sufficiently watered or securely covered to prevent excessive amounts of dust.
 - CS-19 All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 23114, which contains requirements for covering loads so materials do not blow or fall from a truck.
- **Wildlife**
 - CS-20 Domestic animals shall be restrained at all times, either through the use of leashes or private fenced yards. No animals shall be allowed to be free roaming. This requirement shall be reiterated in the project CC & Rs.
 - CS-21 Dogs on the project site during construction must be under the direct control of the owner at all times.
 - CS-22 Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize impacts to nocturnal wildlife species and adjacent sensitive noise receptors.
 - **Vegetation**
 - CS-23 Land uses on Lot D shall be limited to non-motorized passive recreational activities (e.g. hiking, birdwatching, wildlife viewing, horseback riding) and signs shall be posted at the entrances to the parcel reiterating the prohibition on motorized vehicles.
 - CS-24 If development occurs on the remainder parcel beyond one residential unit with one mutual water company connection, the Planning Commission may determine that the spring should be monitored on an annual basis, for a period of 10 years, to determine if development is affecting the spring. Monitoring of the spring shall be performed by a qualified biologist during the spring and paid for by the property owner. Should it be determined that development is affecting the spring, appropriate mitigation shall be imposed by Mono County, in coordination with CDFG.
 - CS-25 If vegetation clearing is required during the avian breeding season, a qualified biologist, paid for by the developer, shall survey the area affected and if active nests are located, a protective buffer of 100 feet shall be established around the nests to be avoided until the young have fledged.
 - CS-26 During construction, project boundaries shall be clearly delineated in order to avoid disturbances to surrounding off-site vegetation and soils.

- CS-27 The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. Revegetation shall utilize local seed mixes and/or native plants and shall be conducted immediately following construction. Revegetated areas shall be irrigated as needed and maintained until the plants are established.
- CS-28 To deter the spread of weeds, stockpiled topsoil shall be covered and disturbed areas shall be revegetated immediately following construction.
- CS-29 Landscaping shall be utilized to minimize potential visual impacts resulting from development (e.g. water and propane tanks) and to minimize erosion. Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of landscaping on an individual lot shall be xeriscape) and fire safe. The requirement for xeriscapic and fire safe landscaping shall be reiterated in the CC & Rs for the project. See DS-21 for specific provisions regarding xeriscape and fire safe landscaping.
- CS-30 The project proponent shall work with LADWP and BLM to identify authorized trail/route access from the community across adjacent LADWP and BLM lands. The route(s) shall be identified prior to approval of the final tract map and shall be marked with signs at the property boundary. The CC & Rs for the project shall inform all residents of BLM policies that prohibit cross-country vehicle use on adjacent public lands and limit that vehicle use to designated roads and trails.

- **Cultural Resources**

- CS-31 The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the County Planning Department. Road construction/grading plans shall include such notice.

- **Geology and Soils**

- CS-32 The applicant shall be required to submit a soils report or process a soils waiver report. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code Section 17.36.090.
- CS-33 All development on-site (structures, utilities) shall comply with the requirements of the Uniform Building Code for Seismic Zone 4.
- Note: See Air Quality Conservation Standards for additional standards that address geology and soils.

- **Hazards**

- CS-34 The project shall comply with all requirements of the Chalfant Valley FPD and shall obtain a will serve letter from the FPD prior to approval of the Final Tract Map.
- CS-35 Development on-site shall be designed and constructed to minimize off-site runoff impacts. A stormwater drainage system shall be constructed and maintained on-site, as shown in Figure 5 in Appendix A, Map Set.
- CS-36 The project shall comply with the following minimum requirements in order to increase fire safety:
- The minimum space between buildings shall be 10 feet.
 - Each house/parcel shall have a standardized propane shutoff box.

- The propane tanks for the project shall be located on the lot designated for utility uses.
 - The facilities for the propane tanks shall include a containment facility and automatic shutoff valves.
 - The project shall have illuminated house numbers on each residence.
 - The Fire District shall review the hydrant plan prior to approval of the Final Tract Map.
 - A hydrant shall be installed by the water tanks.
- **Visual Resources**
 - CS-37 Visual resources in the project area shall be conserved through implementation of the design standards and the Landscaping Plan contained in this plan.
- **Water Resources**
 - CS-38 All landscaping on-site shall be predominantly xeriscape and fire safe in compliance with Design Standard DS-21.
 - CS-39 Water conserving fixtures shall be installed in all development on-site, including all residential structures and irrigation systems. This requirement shall be reiterated in the CC & Rs for the project.
 - CS-40 Prior to the final map, the developer shall submit a complete permit application for a domestic water supply and receive a domestic water permit for the proposed project from the Mono County Environmental Health. The water system shall be installed, passed final inspection, and fully operational prior to recording the final map or may be phased as permitted under Land Use Program 1-D.
 - CS-41 The Technical, Managerial and Financial Capacity report required with the permit application for the water system shall determine the source capacity of the two wells for the proposed project, or the developer's qualified hydrologist may propose an alternative measure for determining the apparent long term yield for review by the Environmental Health Department. The Technical Report must take into consideration the water demand attributable to secondary residences that may be constructed on the proposed project and on the existing White Mountain Estates subdivision if consolidation were to occur. If the data and conclusions in the report do not meet regulatory requirements, the Mono County Environmental Health cannot issue a permit for the water system. In that case, the applicant may choose to redesign the project and complete additional CEQA analysis on the redesigned project.
 - CS-42 The developer shall ensure that the new wells constructed for the project are not impacting the existing well operated by the White Mountain Estates Mutual Water Company. The developer may satisfy this requirement by implementing a monitoring plan to substantiate that there is no significant impact to the existing well. The monitoring plan must be approved by the Mono County Environmental Health prior to recording the final tract map.
 - CS-43 Future development will require the installation of individual sewage disposal systems on each parcel. The applicant shall submit a soils suitability report, prepared by a registered civil engineer licensed in the state of California, supporting the suitability of soils for installation of individual sewage disposal systems. The report shall contain, at a minimum, two percolation test results and two soil profile results for each new parcel to be created, or percolation test results and soil profile results as

required by the Environmental Health Department. The report shall document, to the satisfaction of the Environmental Health Department, that the soil structure meets or exceeds applicable State and County standards for the siting and installation of individual sewage disposal systems.

- CS-44 The Environmental Health Department requires that the bottom of subsurface leach fields and rock-filled infiltration trenches be a minimum of five feet above the level of seasonal high groundwater to provide adequate treatment. Soil profiles and percolation testing shall be conducted during a period of highest groundwater, preferably during April or May. The Environmental Health Department shall be notified a reasonable period in advance of conducting the required soil profiles and percolation tests so staff may make inspections. Individual sewage disposal system permits shall be obtained from the MCEHD prior to installation of septic tanks.
- CS-45 All lots adjacent to the drainage course shall have a 50-foot setback from the drainage course.
- CS-46 The tract map shall indicate 100-foot sanitary setbacks from all community wells.

III. INFRASTRUCTURE PLAN

The Infrastructure Plan for the White Mountain Estates Specific Plan outlines policies pertaining to the planned type, intensity, and location of transportation systems, public service infrastructure, solid waste disposal, and energy facilities and services on the project site. The policy section for each infrastructure component establishes objectives, policies, and programs to guide development on-site. The plan proposals for each infrastructure component describe the infrastructure to be provided along with applicable development standards.

TRANSPORTATION SYSTEMS

POLICIES

This section establishes objectives, policies, and programs to guide development of transportation systems on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Circulation System

Objective 5 Provide circulation improvements that meet County and State standards and that minimize impacts to existing circulation patterns and facilities.

Policy 5-A Construct all new streets to Mono County Road Improvement Standards and in compliance with the Mono County Fire Safe Regulations (Chapter 22 of the Land Development Regulations).

Program 5-A A grading permit for the road construction and an encroachment permit(s) shall be obtained from the Mono County Department of Public Works prior to approval of the Final Tract Map.

Policy 5-B Provide off-site access improvements as specified in the Traffic/Circulation Analysis prepared for the project, i.e. install a northbound right-turn lane on Highway 6 according to design requirements of Caltrans and the County. The right-turn lane may include a 250-foot turn pocket and a 120-bay taper.

Program 5-B Approval of the proposed right-turn lane shall be obtained from Caltrans prior to approval of the Final Tract Map.

Policy 5-C Provide a funding mechanism to address ongoing road maintenance prior to acceptance of project roads into the County road system.

Program 5-C A CSA-Zone of Benefit district, or other maintenance mechanism satisfactory to Mono County, shall be created by the developer of newly constructed public roads in order to pay for long-term maintenance. The maintenance mechanism shall be formed prior to approval of the Final Tract Map.

Non-Motorized Transportation

Objective 6 Provide safe access for non-motorized modes of transportation within the subdivision and to surrounding areas.

Policy 6-A Provide safe pedestrian and bicycle access within the subdivision.

Program 6-A To provide pedestrian and bicycle access throughout the subdivision, including to the mailboxes and bus stop, subdivision streets shall be constructed with a wider paved section. Working outward from the centerline, each street section shall consist of a 10-foot wide travel lane, a fog line, a four-foot wide paved shoulder, a two-foot wide compacted Class II aggregate base shoulder, and (where applicable) a drainage ditch. These road specifications shall be included on the Final Tract Map

Transit

Objective 7 Encourage the use of transit services by Chalfant residents.

Policy 7-A Provide a convenient connection to public transit services for Chalfant residents and a school bus stop for the subdivision.

Program 7-A The project developer shall install an enclosed shaded bus stop within the subdivision. The location of the bus stop shall be determined once the final road layout is determined and shall be agreed upon by the Mono County Department of Public Works, the developer, the Eastern Sierra Unified School District, and Inyo-Mono Transit. The location of the shelter shall be shown on the Final Tract Map. The shelter shall be installed as part of the subdivision's infrastructure.

TRANSPORTATION SYSTEM PLANS

Figure 4 (see Appendix A, Map Set) shows proposed improvements to the transportation system needed to support the planned residential uses proposed in the White Mountain Estates Specific Plan. Proposed improvements to the transportation system include the on-site circulation system.

TRANSPORTATION DEVELOPMENT STANDARDS

A typical road cross section is shown on Figures 14 and 15 in the Map Set in Appendix A.

PUBLIC SERVICE INFRASTRUCTURE

POLICIES

This section establishes objectives, policies, and programs to guide development of public service infrastructure systems (water, sewer, and storm drainage) on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Water System

Objective 8 Provide an on-site water system that meet the needs of the proposed development, that minimizes impacts to existing service providers and wells, and that minimizes impacts to the surrounding environment.

Policy 8-A Provide a water system that meets estimated water needs for the project, including fire flow requirements.

Program 8-A Install the water storage and water distribution system in compliance with the conceptual design shown on Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set). The developer shall provide the necessary utility easements and/or deed the parcels containing the wells to the community water system prior to recording the final map. Well # 2 shall be designated as a utility lot on the final map.

Policy 8-B Ensure that the proposed water system meets all state and local requirements for small water systems.

Program 8-B Domestic water wells shall be developed for the site in compliance with all State and County regulations for domestic water wells. Prior to the final map, the developer shall submit a complete permit application for a domestic water supply and receive a domestic water permit for the proposed project from the Mono County Environmental Health. The water system shall be installed, passed final inspection, and fully operational prior to recording the final map.

Policy 8-C Ensure that the proposed water system avoids impacts to surrounding wells and to the surrounding environment.

Program 8-C All parcels in this project shall be connected to the community water supply permitted for the project. The water system shall be designed, constructed, and tested as specified in the Water Resources Conservation Standards in this plan (See also, Land Use Program 1-D).

Policy 8-D In compliance with Mono County General Plan policies¹ and state policies concerning the efficient provision of public services, the water system for the proposed development should be consolidated with the water provider for the existing White Mountain Estates subdivision in order to increase operational and service efficiency. Consolidation should occur at some point in the future when it becomes feasible.

¹ Mono County General Plan, Conservation/Open Space Element, Water Resource Policies, Objective B, Policy 4 and Action 4.1:

Policy 4: Encourage the consolidation of small water providers to increase operational and service efficiency.

Action 4.1: Require new developments to be served by existing water providers, where feasible, rather than creating new service entities.

Program 8-D The water system for the proposed development shall be constructed so that it may be consolidated with the water system for the existing White Mountain Estates subdivision when consolidation becomes feasible.

Policy 8-E Provide a funding mechanism to address ongoing maintenance of the water storage and distribution system.

Program 8-E A CSA-Zone of Benefit, Mutual Water Company, or other mechanism satisfactory to Mono County, shall be created by the developer to provide a long-term funding source for water system maintenance. The maintenance mechanism shall be formed prior to approval of the Final Tract Map.

Sewer System

Objective 9 Provide on-site sewage disposal systems that meet the needs of the proposed development, that minimize impacts to existing service providers and wells, and that minimize impacts to the surrounding environment.

Policy 9-A Individual septic systems shall be installed for the single-family residences.

Program 9-A Septic system permits shall be obtained from the Mono County Environmental Health prior to the installation of any septic systems.

Storm Drainage System

Objective 10 The storm drainage system for the project shall minimize risks associated with stormwater runoff and impacts to surrounding properties.

Policy 10-A The storm drainage system shall be designed to accommodate the runoff from a 100-year 24-hour storm event.

Program 10-A The storm drainage system shall be designed and constructed as specified in the preliminary drainage figures (see Appendix A, Map Set, Figure 5).

Policy 10-B The storm drainage system shall be maintained over the life of the project to ensure it functions properly.

Program 10-B The storm drainage system shall be maintained by a zone of benefit and/or by the CSA, so that it is fully functioning at all times.

PLANS

Water System

The water system includes wells, two water storage tanks, an underground distribution system, and fire hydrants (see Figure 6, Water, Propane and Sewage Plan, in Appendix A, Map Set). The Mono County Environmental Health requires all residential lots to be connected to the water system. The water storage tanks will be two 60,000-gallon above-ground storage tanks located on a common utility lot in the middle of the development. The tanks will be a maximum of 19 feet tall at the center cap with a maximum diameter of 55 feet. Specific Plan design standards require the water tanks to be screened with vegetation to reduce the visual impact. Figure 8 in Appendix A shows the proposed screening vegetation for the water tanks.

Sewer System

Individual septic systems are proposed for each residential lot (see Figure 6, Water, Propane and Sewage Plan in Appendix A, Map Set).

Storm Drainage System

The storm drainage system is shown on Figure 5, Preliminary Grading & Drainage Plan (see Appendix A, Map Set). It includes drainage easements along the existing drainage channels designed to accommodate the runoff from a 100-year storm event.

SOLID WASTE DISPOSAL

POLICIES

This section establishes objectives, policies, and programs to guide development of solid waste disposal on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Solid Waste Disposal

Objective 11 Provide adequate solid waste facilities and services that meet the needs of the proposed development, that minimize impacts to existing service providers, and that minimize impacts to the surrounding environment.

Policy 11-A Solid waste disposal for the proposed residential uses shall be the responsibility of individual homeowners.

Program 11-A The CC & Rs for the project shall reiterate that solid waste disposal is the responsibility of individual homeowners.

PLANS

There are no plans for solid waste disposal since solid waste disposal will be the responsibility of individual homeowners.

ENERGY FACILITIES AND SERVICES

POLICIES

This section establishes objectives, policies, and programs to guide development of energy facilities and services on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Energy Facilities and Services

Objective 12 Provide adequate energy facilities and services that meet the needs of the proposed development, that minimize impacts to existing service providers and to the surrounding environment.

Policy 12-A All utility lines (electricity, phone, cable) shall be installed underground in compliance with the Mono County Land Use Regulations Chapter 11, Development Standards--Utilities.

Program 12-A Utility lines shall be installed as shown on Figure 7, Utility Plan (see Appendix A, Map Set).

- Policy 12-B** Propane shall be the primary heating source for the project. The propane storage and distribution system for the project shall include three 1000-gallon tanks located on Lot B and underground distribution lines as shown on Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set).
- Program 12-B The propane storage and distribution system shall be installed in the location shown on Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set). The propane storage yard shall be visually screened as required by Design Standard 19 in this plan. The facilities for the propane tanks shall include a containment facility and automatic shutoff valves. Each house/parcel shall have a standardized propane shutoff box.
- Policy 12-C** Woodburning stoves or fireplace inserts may be installed as a secondary heating source in residences but must be Phase II EPA certified in compliance with Mono County General Plan policies (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
- Program 12-C The CC & Rs for the project shall reiterate the requirement that any woodburning appliances installed in the project be Phase II EPA certified appliances.
- Policy 12-D** The installation and use of alternative energy systems, such as solar, shall not be discouraged.
- Program 12-D The CC & Rs for the project shall not prohibit alternative energy systems.

PLANS

Figure 7, Utility Plan (see Appendix A, Map Set) illustrates the plans for the electrical distribution system. Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set) illustrates the plans for the propane storage and distribution system.

FIRE PROTECTION SERVICES

POLICIES

This section establishes objectives, policies, and programs to guide development of fire protection services on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Fire Protection Services

- Objective 13** Provide adequate fire protection services that meet the needs of the proposed development, that minimize impacts to existing service providers, and that minimize impacts to the surrounding environment.
- Policy 13-A** The development shall comply with California State Fire Codes as well as with the Mono County Fire Safe Requirements (Mono County Land Development Regulations, Chapter 22), pertaining to emergency access, signing and building numbering, emergency water supplies, and vegetation modification.
- Program 13-A Compliance with State Fire Codes and the Mono County Fire Safe Requirements shall be determined through the building permit approval process.
- Policy 13-B** The development shall comply with the requirements of the Chalfant Valley Fire Protection District.

Program 13-B The project shall comply with the following minimum requirements in order to increase fire safety:

- The minimum space between buildings shall be 10 feet.
- Each house/parcel shall have a standardized propane shutoff box.
- The propane tanks for the project shall be located on the lot designated for utility uses.
- The facilities for the propane tanks shall include a containment facility and automatic shutoff valves.
- The project shall have illuminated house numbers on each residence.
- The Fire District shall review the hydrant plan prior to approval of the Final Tract Map.
- A hydrant shall be installed by the water tanks.

Prior to approval of the Final Tract Map, the project proponent shall provide the County with a "will serve" letter from the Chalfant Valley FPD, indicating its capability to serve the proposed development and its approval of fire protection and suppression components of the proposed project design. Fire mitigation fees shall be collected as part of the building permit application process.

PLANS

Figure 6, Water, Propane and Sewage Plan (see Appendix A, Map Set) shows the water storage and distribution system for the project as well as the location of fire hydrants for the project.

OTHER SERVICES

POLICIES

This section establishes objectives, policies, and programs to guide development of other services on APN 26-240-09 and APN 26-240-10 in Chalfant, California.

Law Enforcement

Objective 14 Provide adequate law enforcement services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 14-A Ensure that the development provides funding for its fair share of additional law enforcement services required as a result of the development.

Program 14-A As part of the building permit application process, the applicant shall pay the fees established by the Mono County Development Impact Fee Ordinance.

Emergency Medical Services

Objective 15 Provide adequate emergency medical services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 15-A Ensure that the development provides funding for its fair share of additional emergency medical services required as a result of the development.

Program 15-A As part of the building permit application process, the applicant shall pay the fees established by the Mono County Development Impact Fee Ordinance.

Schools

Objective 16 Provide adequate school services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 16-A Ensure that the development provides funding for its fair share of additional school facilities and services required as a result of the development.

Program 16-A As part of the building permit application process, collect school mitigation fees.

Recreational Facilities

Objective 17 Provide adequate community recreational facilities and services that meet the needs of the proposed development and that minimize impacts to existing facilities and services.

Policy 17-A Ensure that the development provides funding for its fair share of additional recreational facilities and services required as a result of the development.

Program 17-A Prior to recording the final map, the applicant shall pay \$1,000 per lot to offset impacts to recreational facilities and services in Chalfant, as required by the Mono County Department of Public Works.

Postal Service

Objective 18 Provide adequate postal services that meet the needs of the proposed development and that minimize impacts to existing service providers.

Policy 18-A The developer shall provide cluster mailboxes at the location shown on Figure 4, Traffic Circulation Plan (see Appendix A, Map Set). Easements and concrete bases or other provisions shall be provided for the mailboxes.

Program 18-A Prior to the approval of the Final Tract Map, the developer shall confer with local postal authorities and the Mono County Department of Public Works regarding the installation of cluster mailboxes. The applicant shall provide a letter from the postal authorities and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development. The mailboxes shall be painted a muted earth tone (i.e. tan, green, brown, grey) that blends in with the surrounding environment and is non-reflective.

IV. PROGRAM OF IMPLEMENTATION MEASURES

IMPLEMENTING REGULATIONS AND ORDINANCES

The White Mountain Estates Specific Plan contains policies pertaining to the planned type, intensity, and location of development on the project site. It also contains development standards, design standards, and conservation standards intended to implement the proposed development. The White Mountain Estates Specific Plan will be subject to the provisions of the Mono County Land Development Regulations, unless an alternative regulation or standard is specified in the Specific Plan. These regulations will apply to all development in the Specific Plan area and will be effective following adoption of the Specific Plan. Alternative regulations in the Specific Plan are intended to be consistent with the Mono County Land Development Regulations and with the Subdivision Ordinance, and to implement those regulations for the project parcel.

Policies in the Specific Plan will be implemented through the design and conservation standards established in the Plan. Those standards incorporate suggested mitigation measures from the special studies (traffic, noise, hydrogeology, flooding) prepared for the project as well as mitigation from the County's General Plan and Land Development Regulations. The design and conservation standards also incorporate proposed mitigation measures resulting from the analysis in the Draft Environmental Impact Report for the Specific Plan.

FINANCING

The ultimate responsibility for construction of the infrastructure and facilities outlined in this plan shall lie with the developer of the Property within the Specific Plan. There are no plans for either an Assessment district or County participation for the cost of construction of the required infrastructure. Where infrastructure is required to be provided which is sized or scoped in excess of what is needed for development of the Project Specific Plan, the developer will seek reimbursement of such costs in excess of the project's fair share from the County through credits against project fees.

CAPITAL IMPROVEMENT PROGRAM

See Table 2, White Mountain Estates Development Budget, on the following page.

Table 2 White Mountain Estates Development Budget

White Mountain Estates					
CONSTRUCTION BUDGET					
	DESCRIPTION OF WORK	PROPOSED Final Budget	PER LOT	PER SQ. FT.	
GENERAL CONDITIONS					
		-	-	-	
20/01	CLEARING & DEMOLITION	35,000	795	0.44	
20/02	GRADING / EROSION CONTROL	120,000	2,727	1.50	
	FINISH GRADE PADS / TRENCH FOOTINGS	80,000	1,818	1.00	
20/03	PERIMETER FENCES AND WALLS	-	-	-	
20/04	RETAINING WALLS	-	-	-	
20/05	PAVING AND CONCRETE	225,000	5,114	2.82	
20/06	SEPTIC SYSTEMS	288,000	6,545	3.60	
20/09	STREET LIGHTS - N/A	-	-	-	
20/10	LANDSCAPE/IRRIGATION	120,000	2,727	1.50	
20/11	DRY UTILITY TRENCHING	56,000	1,273	0.70	
20/12	ELECTRIC UNDERGROUND	40,000	909	1.20	
20/20	WATER SYSTEM			-	
20/21	<u>WELL NO. 1 FIRE & DOMESTIC</u>			-	
20/22	Drill	35,000	795	0.44	
20/23	Geotechnical	10,000	227	0.13	
20/24	Develop Well	15,000	341	0.19	
20/25	Pump and Motor	15,000	341	0.19	
20/26	Pipe and Appurtenances	11,000	250	0.14	
20/27	<u>WELL NO. 2 FIRE & DOMESTIC</u>			-	
20/28	Drill	35,000	795	0.44	
20/29	Geotechnical	10,000	227	0.13	
20/30	Develop Well	15,000	341	0.19	
20/31	Pump and Motor	15,000	341	0.19	
20/32	Pipe and Appurtenances	12,000	273	0.15	
20/33	Pressure Tank and Appurtenances	50,000	1,136	0.63	
20/34	Well & System Control building and Controls	20,000	455	0.25	
20/35	Well Hut (pump 2 site)	5,000	114	0.06	
20/36	<u>Distribution System</u>			-	
20/37	Water Line	110,000	2,500	1.38	
20/38	Fire Hydrants	18,000	409	0.23	
20/39	Service Laterals	42,900	975	1/24	
20/40	Air Release	13,100	298	0.16	
	TOTAL In-Tracts	1,396,000	31,727	17.47	

PHASING

The developer is proposing the following phasing for infrastructure installation and development of the single-family residential units:

- Phase I: Infrastructure installation (including installation of the water tanks, water system for lots 1-39 and propane tanks on the lot designated for utility uses) required for the construction of residential lots 1-39 and the construction of homes on residential lots 1-39.
- Phase II: Infrastructure installation required for the construction of residential lots 40-45 (including water system for lots 40-45) and the remainder parcel and the construction of homes on residential lots 40-45 and the remainder parcel. If the remainder parcel is sold to a private party for residential construction purposes or the developer constructs or places a residential home on the property, all utilities shall be installed.

Figure 3, Phasing Plan (see Appendix A, Map Set) shows the proposed project phasing.

V. RELATIONSHIP OF THE SPECIFIC PLAN EIR TO SUBSEQUENT DISCRETIONARY PROJECTS

PROJECTS THAT WILL BE EXEMPT FROM ADDITIONAL ENVIRONMENTAL REVIEW

The Environmental Impact Report (EIR) for the White Mountain Estates Specific Plan addresses all future development on the project site. It analyzes the subdivision of the project site and the development of forty-six single-family residences. The future development of the residences will not require additional environmental review. There are no subsequent discretionary projects associated with the project.

VI. SPECIFIC PLAN ADMINISTRATION

SPECIFIC PLAN COST RECOVERY FEES

California Government Code Section 65456 allows the legislative body adopting a specific plan to impose fees related to the cost of preparing, adopting, and administering the specific plan. Fees may be established as follows:

California Government Code Section 65456. Fees and Charges.

- (a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which maybe authorized pursuant to the specific plan.
- (b) Notwithstanding Section 60016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.
- (c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies and shall be made available to the general public as follows:
 - (1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.
 - (2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.
- (d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

Mono County's Project Development Fee Schedule is reproduced in Table 3.

Table 3 Mono County Project Development Fee Schedule

Development fees are based on time and materials, and are deposits toward actual costs incurred by Mono County. The fees indicated below are the minimum deposits required; additional fees may accrue during permit processing.

Type of Fee	Amount
Appeal	\$ 540
Building Permit Plan Check	\$ 30
Categorical Exemption	\$ 50
Commission Interpretation	\$ 400
Director Review	\$ 430
Environmental Impact Report * **	\$ 890
General Plan Amendment **	\$ 1,510
Groundwater Extraction	\$ 930
Lot Line Adjustment	\$ 490
Lot Merger	\$ 280
Map Extension	\$ 490
Mining Operations Permit **	\$ 930
Negative Declaration **	\$ 890
Parcel Map **	\$ 1,500
Reclamation Permit **	\$ 930
Permit Modification	\$ 670
Specific Plan **	\$ 1,750
Time Shares	\$ 930
Tract Map **	\$ 1,800
Use Permit **	\$ 930
Variance **	\$ 780

* EIR amount is deposit for initial study only. Additional deposits may be assessed as needed on a case-by-case basis.

SPECIAL FEES: Research, inspections and services exceeding one-half hour for which no fee is specifically indicated shall be charged at direct cost including, but not limited to, hourly rate plus benefits and overhead, materials, copying, film and mileage, and shall not exceed the County's cost of providing such services.

PENALTY: Where work for which a permit is required by this code is started or continued without a permit, said permit shall be obtained along with applicable fees plus a penalty fee equal to the amount of such fees. Payment of such permit and penalty fee shall not relieve any persons from fully complying with the requirements of this code in execution of the work or requirements or from any other penalties prescribed by law.

FEE PAYMENT: Initial application fee is a deposit only toward actual costs of providing services. Should permit processing costs or services exceed initial deposit or payment, applicant and/or property may be billed for amount due or additional reasonable deposit (fee payment) for services not yet provided. Such billing shall be due no later than 15 days from postage date. In no event shall fees exceed the final cost of services by Mono County. Unless otherwise directed by the applicable department head or his designee, County may cease work on permits or services in process until fee payment is received, and such permits or services shall not become final until all fees have been paid.

FEES APPLIED: All fees listed are minimum deposits credited toward actual cost of services rendered. Such costs include, but are not limited to, hourly rate, postage, copying, mileage and overhead. Persons applying for services or permits shall pay a fee in an amount set by resolution of the Board of Supervisors, not to exceed the County's costs. Portions of deposit exceeding final actual costs shall be reimbursed to the person paying such fees.

SPECIFIC PLAN AMENDMENT PROCEDURES

State planning law requirements for amending Specific Plans are the following:

California Government Code Section 65453. Adoption/Amendment Procedure.

- (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.
- (b) A specific plan may be repealed in the same manner as it is required to be amended.

California Government Code Section 65454. Consistency with the General Plan.

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

California Government Code Section 65455. Zoning, Tentative Map, Parcel Map, and Public Works Project Consistency with Specific Plan.

No public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

Mono County requirements for amending Specific Plans are the following:

Mono County Land Development Regulations, Chapter 36, Processing--Specific Plan, Section 36.060, Amendments.

Amendments to a specific plan can be handled through the Director Review process if no change in density results and no change in conditions are necessary. All other amendments shall follow the procedures in Chapter 48, Amendments.

Chapter 48, Amendments, of the Mono County Land Development Regulations, is reproduced in Table 4.

**Table 4 Mono County Land Development Regulations
Chapter 48, Procedures--Amendments**

- I. GENERAL PLAN MAP/LAND USE DESIGNATION AMENDMENTS**
 - 48.010 Initiation.**
 - 48.020 Planning Commission action.**
 - 48.030 Board action.**
 - 48.040 Covenants.**
 - 48.050 Reinitiation.**
- II. TEXT AMENDMENTS--GENERAL PLAN POLICIES, LAND DEVELOPMENT REGULATIONS**
 - 48.060 Initiation.**
 - 48.070 Planning Commission action.**
 - 48.080 Board action.**
 - 48.090 Reinitiation.**

I. GENERAL PLAN MAP/LAND USE DESIGNATION AMENDMENTS

48.010 Initiation.

The provisions of this section, or portion thereof, to the extent that the same may be referred to in any specific procedure, shall govern in the initiation of proceedings. Initiation may be by:

1. The adoption of a resolution of initiation by the Board of Supervisors;
2. The adoption of a resolution of initiation by the Commission;
3. Filing with the Director an application signed by one (1) or more of the record owners of the parcel of property which is the subject of the application or by an agent of the owner, authorized in writing, or by a public utility company or other agency with the powers of eminent domain. In the event that more than one (1) parcel is submitted for district amendment, owners of parcels representing at least sixty percent (60%) of the area involved must sign the application. The names of all record owners of all land involved must be stated. A petition for amendment shall be on a form designated by the Commission, and shall be accompanied by the required application, environmental forms, and fee. In addition, the applicant shall also be assured that the proposed district amendment is consistent with this general plan before his application is deemed accepted.

48.020 Planning Commission action.

Decisions to change the classification of land from one adopted land use designation to another shall be the subject of a public hearing and noticed according to the requirements of Chapter 46, Noticing Requirements. The application shall be heard first before the Commission.

Prior to taking an action to approve or recommend approval of a change in district designation classification, the Commission shall find as follows:

1. The proposed change in land use designation is consistent with the text and maps of this General Plan.

2. The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan.
3. The site of the proposed change in land use designation is suitable for any of the land uses permitted within that proposed land use designation.
4. The proposed change in land use designation is reasonable and beneficial at this time.
5. The proposed change in land use designation will not have a substantial adverse effect on surrounding properties.

The Commission recommendation shall then be acted upon by the Board, excepting, however, that a recommendation for denial shall terminate any application for a change in land district classification unless it is appealed in accordance with the provisions of Chapter 47, Appeals. Excepting, however, an application for a change in land use designation, when accompanied by a land use application that requires an action by the Board of Supervisors, shall be referred without appeal to the Board of Supervisors.

48.030 Board action.

The Board of Supervisors shall act on the recommendation for the land use redesignation from the Commission at a public hearing noticed according to the requirements of Chapter 46, Noticing Requirements.

The Board may approve, modify or disapprove the recommendation of the Commission. If new information regarding the application is presented at the Board hearing which may have influenced the Commission recommendation, the Board may refer it back to the Commission for report and recommendation before taking action, but the Commission shall not be required to hold a public hearing thereon. The action of the Board shall be the final administrative action.

48.040 Covenants.

Whenever performance of any condition or accomplishment of any development is required by the grant of a special permit or in connection with the redesignation of property, and the performance or accomplishment is to occur at or after a specified time, the Director may require the record owner of the land involved to execute a covenant running with the land in a form approved by the County Counsel, which shall contain the requirements imposed and it shall be recorded in the office of the County Recorder. The Director may issue releases from such covenants when they are no longer applicable (snow storage and joint parking agreements are common applications of this provision).

48.050 Reinitiation.

No matter initiated pursuant to Section 48.010C (Initiation), may be reinitiated for a period of one year from the date of final action denying or disapproving such matter, unless such action was specifically stated to be without prejudice.

II. TEXT AMENDMENTS-GENERAL PLAN POLICIES, LAND DEVELOPMENT REGULATIONS

48.060 Initiation.

1. Amendments to the text of the General Plan or the Land Development Regulations may be initiated by:
 - a. The adoption of a resolution of initiation by the Board of Supervisors;

- b. The adoption of a resolution of initiation by the Commission.
- 2. General plan text amendments may be initiated by either a) or b) delineated in 1. above except that the processing of amendments to the text of this general plan are limited by state law to four (4) cycles per year, unless the amendment will qualify as an affordable housing project. There is also a one year moratorium on general plan amendments following the adoption of a newly prepared plan.

48.070 Planning Commission action.

Action to change the text of the Land Development Regulations, or the text of any area plan or countywide general plan element, shall be the subject of a public hearing and noticed according to the requirements of Chapter 46.020, Noticing Requirements.

After the hearing, the Commission shall render its decision in the form of a written recommendation to the Board. If it is a land development regulation amendment, the recommendation for approval shall include a finding that the proposed change to the text is consistent with this General Plan as well as any applicable area plans. Prior to making a recommendation to amend an area plan, the Commission shall find that the proposed adoption or amendment is consistent with the countywide general plan.

A land development text amendment which imposes any regulation listed in Government Code Section 65860 (Adoption of Regulations), not theretofore imposed; or removes or modifies any such regulations theretofore imposed, shall be adopted as provided in this section.

48.080 Board action.

The Board of Supervisors shall act on the recommendation for the text amendment from the Commission at a public hearing and noticed according to the requirements of Chapter 46.020, Noticing Requirements.

The Board may approve, modify or disapprove the recommendation of the Commission. If new information regarding the application is presented at the Board hearing which may have influenced the Commission recommendation, the Board may refer it back to the Commission for report and recommendation before taking action, but the Commission shall not be required to hold a public hearing thereon. The action of the Board shall be the final administrative action.

48.090 Reinitiation.

No matter indicated pursuant to Section 48.060(2) can be reinitiated for a period of one (1) year, unless Board action was specifically stated to be without prejudice.

VII. SPECIFIC PLAN ENFORCEMENT

Enforcement of the White Mountain Estates Specific Plan will occur through implementation of the Specific Plan policies, standards, and diagrams, the mitigation measures proposed in the EIR, and the conditions of approval for the tract map. Enforcement will be tracked through the Compliance Checklist developed for the project. The Mitigation Monitoring Program required for the EIR is integrated into the Compliance Checklist.

Over the life of the project, the Community Development Department (Planning, Building, Code Enforcement) will utilize the Compliance Checklist for the White Mountain Estates Specific Plan to ensure that all requirements, including approved mitigation measures, tract map conditions, and specific plan conditions, are met at the appropriate phase of the project. *The Compliance Checklist on the following page is currently a sample only.* Following adoption of the Specific Plan, the final checklist will be completed and will integrate all development requirements from the Specific Plan including the Specific Plan policies, standards, and diagrams, the mitigation measures proposed in the EIR, and conditions of approval for the tract map.

The final checklist will be maintained as a separate file for the project and will be consulted throughout the life of the project to ensure that development occurs in compliance with the provisions of the Specific Plan and the DEIR.

CHECKLIST FORMAT

The White Mountain Estates Specific Plan has been designed so that the policies and standards in the Specific Plan serve as the mitigation measures required by the Environmental Impact Report and as the Tract Map conditions of approval. This is intended to reduce duplication in the conditions required for the project and to streamline the enforcement process. In a few cases, more detailed tract map conditions address specific development issues. The Compliance Checklist serves as the mitigation monitoring plan required as an element of the EIR.

The Compliance Checklist is organized by due date. For example, all the mitigation and conditions that must be completed before recording the Final Tract Map for the project is listed under that heading. Before the Final Tract Map is recorded, the applicable section of the Compliance Checklist should be reviewed to ensure that all requirements have been met.

KEY TO CHECKLIST

Monitoring Department = The Mono County Department responsible for monitoring compliance for the project. Usually this will be the Community Development Department (CDD) whose divisions (Planning, Building, Code Enforcement) are responsible for overall compliance with development regulations and mitigation. For many of the tract map conditions, the Department of Public Works will be responsible for monitoring compliance.

Contact for Compliance = The organization, County Department, or entity to contact to ensure compliance has occurred.

Date Completed = The date compliance occurred.

Staff Initials = The initials of the staff member noting the compliance.

Notes = Any applicable notes pertaining to the compliance.

Compliance Checklist: White Mountain Estates Specific Plan

Project Benchmark: Prior to Approval of Final Tract Map

Approvals/Permits/Mitigation Required	Monitoring Dept	Contact for Compliance	Date Completed	Staff Initials	Notes
1. Will serve letter from Chalfant FPD	CDD	developer			
2. Well permit	CDD	developer			
3. Septic system permit	CDD	developer			
4. Encroachment permit from Mono County	CDD	developer			
5. Grading permit	CDD	developer			
6. SWWPP	CDD	developer			

VIII. REFERENCES

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Persons Consulted

Bishop Joint Union High School District
Bishop Union Elementary School District
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Chalfant Valley Fire Protection District
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Eastern Sierra Propane
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Eastern Sierra Unified School District
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Gerry Le Francois, Senior Planner

Mono County Environmental Health
Dennis Lampson, Director

Mono County Department of Public Works
Kelly Garcia, Assistant Director
Evan Nikirk, Director

Southern California Edison
DeAnn Toth

INTERNET REFERENCE SITES

The current internet address at the time of printing is listed for these sources; the address may have changed since printing.

California Air Resources Board (ARB)
Emissions and air quality data. Nonattainment status.
www.arb.ca.gov

California Department of Transportation (Caltrans)
Annual Average Daily Traffic (AADT) counts, Annual Average Daily Truck Traffic on the California Highway System, Eastern Sierra Bicycle Guide, other Caltrans transportation planning documents
www.dot.ca.gov

California Geological Survey (CGS)

Information on seismic hazards, landslide hazards, loss estimates for seismic events.

www.consrv.ca.gov/CGS

Inyo-Mono Transit

Information on local transit services in Mono County.

www.countyofinyo.org.transit

National Climatic Data Center (NCDC)/National Oceanic and Atmospheric Administration (NOAA)

Climate data.

www.ncdc.noaa.gov

U.S. Environmental Protection Agency (EPA)

Emissions and air quality data. Nonattainment status.

www.epa.gov/air

US Geological Survey (USGS)

Information on seismic hazards, volcanic hazards, landslide hazards, and water hazards.

www.usgs.gov